

**Category: Multi-Family****LUA07-117 / BRISTOL WALL SIGN VARIANCE****Status: PENDING****Submittal Date:** 10/02/2007**Acceptance Date:** 10/10/2007**Associated Land Use Actions** Administrative Variance**Address:**

1133 LAKE WASHINGTON BLVD N

**Description:** SIGN VARIANCE (RMC SECTION 4-4-100E4a) TO HAVE MORE THAN 2 SIGNS ON A RESIDENTIAL LOT FOR BRISTOL II AT SOUTHPORT. THE BUILDING HAS TWO EXISTING WALL SIGNS AND A PUBLIC ART PIECE (A LARGE NEON WALL MOUNTED SAILBOAT) AND WOULD LIKE TWO ADDITIONAL WALL SIGNS FOR A TOTAL OF 4 WALL SIGNS. NO SIGNS WOULD EXCEED THE MAXIMUM ALLOWABLE RESIDENTIAL SIGN SIZE OF 32-SQUARE FEET.

The applicant is requesting an Administrative Variance to the sign regulations to have more than 2 signs on a residential lot for the Bristol II at Southport. The building has two existing signs and would like two additional wall signs for a total of 4 signs. None of the signs would exceed the maximum allowable residential sign size of 32 square feet. The project site is located within the Urban Center - North 2 (UC-N2) zone.

**Applicant:**

SECO DEVELOPMENT  
1083 LAKE WASHINGTON BLVD N  
RENTON, WA  
206-371-6434

**Tax ID**

0823059055

**Owner:**

BUILDING C AT SOUTHPORT L L C  
1083 LAKE WASHINGTON BLVD N STE #50  
RENTON WA

**Planner:**

Jill Ding

**Reviewer:**

Jan Illian

**LUA07-109 / BARBEE MILL FINAL PLAT****Status: PENDING****Submittal Date:** 09/25/2007**Acceptance Date:** 10/15/2007**Associated Land Use Actions** Final Plat**Address:**

4201 LAKE WASHINGTON BLVD N

**Description:** 115 TOWNHOME FINAL PLAT AT BARBEE MILL SITE

An 115-lot subdivision for the development of single-family attached houses. The plat includes the installation of water mains, sanitary sewer, street lighting, curb gutter sidewalks and street paving. Site location is on west side of Lake Washington Blvd N at N 40th Place.

**Category: Multi-Family****LUA07-109 / BARBEE MILL FINAL PLAT****Status: PENDING**

**Applicant:** CONNER HOMES  
846 108TH AVE NE  
BELLEVUE, WA  
425-646-4437

**Contact:** CONNER HOMES  
846 108TH AVE NE  
BELLEVUE, AVE  
425-646-4437

**Owner:** BARBEE MILL COMPANY

**Planner:** Arnetta Henninger

**Reviewer:** Elizabeth Higgins

**Tax ID**

3224059034

**LUA07-106 / MONTERA SETBACK VARIANCE****Status: PENDING****Submittal Date:** 09/20/2007**Acceptance Date:** 09/28/2007**Associated Land Use Actions** Administrative Variance**Address:**

905 SUNSET BLVD NE

**Description:** The applicant has requested a variance to allow a narrower side yard setback along a street than would be allowed by the development standards of the Residential Multi-family zone.

**Applicant:** POOL BROTHERS CONSTRUCTION LLC  
145 PARK AVE N  
RENTON, WA  
253-405-3475

**Tax ID**

3119900051

**Contact:** POOL MATTHEW  
3601 LAKE WASHINGTON BLVD N  
RENTON WA 98056  
253-405-3475

**Owner:** POOL BROTHERS CONSTRUCTION LLC  
145 PARK AVE N  
RENTON, WA  
253-405-3475

**Planner:** Elizabeth Higgins**Reviewer:** Kayren Kittrick**LUA07-095 / BELLAMONTE IN THE HIGHLANDS****Status: ON HOLD**

**Category: Multi-Family****LUA07-095 / BELLAMONTE IN THE HIGHLANDS****Status: ON HOLD****Submittal Date:** 08/28/2007**Acceptance Date:** 09/24/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat, Administrative Site Plan**Address:**

316 UNION AVE NE  
 254 UNION AVE NE  
 318 UNION AVE NE

**Description:** The applicant has requested an environmental determination, site plan approval, and preliminary approval for subdivision for 4 contiguous parcels of land located on Union Ave NE. The 2.35 acre property has a Commercial Corridor Comprehensive Plan designation and is in the Commercial Arterial zone. The subdivision would result in subdivided lots for development of up to 20 townhouse units, two lots with two mixed-use structures (1,515 sf ground floor retail space, 7 above-ground condominium units, and 15 parking spaces in each structure), and dedicated open space tracts. A modification of street standards has been requested. A public hearing will be required.

**Applicant:** DAVIS & KURTH  
 1201 MONSTER ROAD SW #320  
 RENTON, WA  
 425-228-5959

**Contact:** HARKOVICH JOHNATHON  
 DAVIS & KURTH  
 1201 MONSTER ROAD SW STE#320  
 RENTON, WA 98057  
 425-264-1964

**Owner:** LANGLEY 4TH AVE ASSOCIATES  
 6450 SOUTHCENTER BLVD #106  
 TUKWILA, WA  
 206-244-0122

**Owner:** PROGRESSIVE DEVELOPMENT LLC  
 254 UNION AVE NE  
 RENTON WA  
 425-235-7957

**Planner:** Elizabeth Higgins

**Reviewer:** Mike Dotson

**Tax ID**

5182100011  
 5182100012  
 5182100014  
 5182100020

**LUA07-048 / LANDING 2 MASTER PLAN****Status: APPROVED****Submittal Date:** 05/07/2007**Acceptance Date:** 05/22/2007**Decision Date:** 08/15/2007**Associated Land Use Actions** Binding Site Plan, Master Plan Review**Address:** S OF N 8TH ST BTW LOGAN AND GARDEN AVES

**Category: Multi-Family****LUA07-048 / LANDING 2 MASTER PLAN****Status: APPROVED**

1002 PARK AVE N  
 701 PARK AVE N  
 635 PARK AVE N  
 601 PARK AVE N

**Description:** The applicant is requesting Master Site Plan approval and Binding Site Plan approval. The subject site totals approximately 42 acres in area and is located within the Urban Center North - 1 (UCN-1) zoning designation. The proposal would result in the creation of 8 additional lots on the project site. Three of the lots are proposed for redevelopment with retail and/or multi family residential. If the lots were redeveloped with only retail the project would result in the construction of approximately 332,400 square feet of retail space. If the project site were developed with a combination of multi family residential and retail the project would result in the construction of 280,500 square feet of retail and 461,500 square feet of residential.

**Applicant:** BOEING REALTY CORP  
 M/C 6R6-10 TRITON TOWER  
 700 S RENTON VILLAGE PLACE  
 RENTON, WA  
 206-650-5960

**Tax ID**

7223000115  
 0823059209  
 0886600020  
 0886600050  
 7223000105

**Contact:** ADELSON JEFFREY  
 BOEING REALTY CORP  
 M/C 6R6-10 TRITON TOWER  
 700 S RENTON VILLAGE PLACE  
 RENTON WA 98057  
 206-650-5960

**Owner:** BOEING REALTY CORP  
 M/C 6R6-10 TRITON TOWER  
 700 S RENTON VILLAGE PLACE  
 RENTON, WA  
 206-650-5960

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-028 / BLAKEY TOWNHOMES****Status: APPROVED**

**Submittal Date:** 03/07/2007

**Acceptance Date:** 03/12/2007

**Decision Date:** 05/31/2007

**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan, Hearing Examiner Short Plat

**Address:**

604 MORRIS AVE S

**Description:** The applicant for the Blakey Townhomes project has requested environmental review, site plan review, and short plat subdivision for a 5 unit townhouse project. The property is 9,598 sf in size. The site plan review and short plat will be heard before the Hearing Examiner at a public hearing. The project is within the Residential Multi-family - Traditional zone (RM-T).

**Category: Multi-Family****LUA07-028 / BLAKEY TOWNHOMES****Status: APPROVED**

**Applicant:** RENDEV ONE, LLC.  
2233 102ND PL. SE.  
BELLEVUE WA 98004  
EMILY BUCHWALTER  
425.503.9741

**Tax ID**

2963900010

**Contact:** BUCHWALTER EMILY  
RENDEV ONE, LLC  
2233 102ND PL. SE.  
BELLEVUE WA 98004  
425-503-9741

**Owner:** BLAKEY PAUL G III  
604 MORRIS AV S  
RENTON WA

**Planner:** Elizabeth Higgins

**Reviewer:** Jan Illian

**LUA07-023 / CHELSEA CONDOMINIUMS****Status: APPROVED**

**Submittal Date:** 02/27/2007

**Acceptance Date:** 03/12/2007

**Decision Date:** 07/24/2007

**Associated Land Use Actions** Administrative Conditional Use, Environmental (SEPA) Review,  
Administrative Site Plan

**Address:** 500 BLOCK OF S 2ND STREET  
507 S 2ND ST

**Description:** The applicant has proposed a development in the Center Downtown zone (513 S. 2nd St) that would consist of 1,102 sf of commercial space and 24 condominium units with parking within a 23,496 sf, 4 to 5 story building.  
Density is proposed at 133 units per net acre which requires an administrative conditional use permit. Several parking code modifications are proposed and a right-of-way use permit has been submitted to allow bay windows to encroach into public right of way. An environmental review, site plan review (administrative), conditional use permit review (administrative), and parking modifications will be required.

**Contact:** KENT SMUTNY  
TSA ARCHITECTS  
10800 NE 8TH ST #300  
BELLEVUE, WA 98005  
425-401-6828

**Tax ID**

7841800005

**Owner:** SOUTH 2ND STREET LLC  
2291 NE 60TH ST  
SEATTLE, WA  
206-227-4352

**Planner:** Elizabeth Higgins

**Reviewer:** Jan Illian

**Category: Multi-Family****LUA07-018 / GRANT AVENUE TOWNHOUSES****Status: PENDING****Submittal Date:** 02/08/2007**Acceptance Date:** 02/14/2007**Decision Date:** 08/09/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

1600 GRANT AVE S

**Description:** A land use master application has been submitted requesting Site Plan Review for a 36 unit townhouse development that would be located at 1600 Grant Avenue S. The property is in a Residential Multi-family Zone. The proposed density on the 2.11 acre site would be 17 dwelling units per net acre. An environmental determination would be required by Renton's Environmental Review Committee.

4/2/07 - Appeal received from Robin Jones appealing ERC Determination - drainage concerns

4/20/07 - Appeal received from Kovach Architects appealing Mitigation Measure #3 concerning 25ft south property line setback.

**Applicant:**

KOVACH, ANDREW  
KOVACH ARCHITECTS  
101 WEST MAIN ST  
MONROE WA  
360-794-1743

**Tax ID**

2023059052

**Owner:**

MCDONALD SARAH E  
PO BOX 1825  
RENTON WA

**Planner:**

Elizabeth Higgins

**Reviewer:**

Mike Dotson

**LUA06-168 / ZANATTA TOWNHOMES****Status: APPROVED****Submittal Date:** 12/18/2006**Acceptance Date:** 01/02/2007**Decision Date:** 02/21/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

1020 SUNSET BLVD NE  
2210 NE 10TH ST

**Description:** The applicant is requesting Administrative Site Plan approval and Environmental (SEPA) Review for the construction of a 27 unit townhome development on a 63,551 square foot (1.46 acre) parcel within the Residential Multi-Family (RM-F) zoning designation. Each unit would be approximately 1,875 square feet. Landscaping is proposed around the perimeter of the site as well as within the proposed development. Parking for the individual units is proposed below the units in 2-car garages, additional visitor parking is proposed as surface spaces throughout the development. Access to the project is proposed off of NE 10th Street and NE 10th Place.

**Category: Multi-Family****LUA06-168 / ZANATTA TOWNHOMES****Status: APPROVED**

**Applicant:** LUBY BAY BOYS  
900 N 27TH PL  
RENTON, WA  
253-405-3475

**Tax ID**

0823059097

0823059059

**Contact:** LUNA MIKE  
SADLER / BARNARD & ASSOC  
717 W STEWART  
PUYALLUP, WA  
253-848-5170

**Owner:** LUBY BAY BOYS  
900 N 27TH PL  
RENTON, WA  
253-405-3475

**Planner:** Jill Ding

**LUA06-133 / BREMERTON AVENUE TOWNHOMES****Status: APPROVED****Submittal Date:** 10/17/2006**Acceptance Date:** 10/27/2006**Decision Date:** 03/26/2007

**Associated Land Use Actions** Hearing Examiner Cond. Use, Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Site Plan

**Address:** 320 BREMERTON AVE NE  
330 BREMERTON AVE NE

**Description:** The applicant is requesting Preliminary Plat approval, Site Plan approval, Conditional Use Permit approval, and Environmental (SEPA) Review to subdivide an existing 78,466 square foot (1.8 acre) site zoned Commercial Arterial (CA) into 26 lots for the future development of attached townhome units. The proposed lots would range from a minimum of 1,316 square feet to a maximum of 4,333 square feet in area. Two existing residences on the project site are proposed to be removed. Access to the new townhome units would be provided via a new internal public street system.

12/19/06 - Hearing Examiner approved Site Plan, Conditional Use Permit and recommended Preliminary Plat to be approved by Council.

2/26/07 - Hearing Examiner reviewed new submittal as well as Staff's comments. New plan meets Code and concerns raised by HEX office. Will refer project on to Council. Appeal period ends for decision on 3/12/07

**Applicant:** SEATTLE REDEVELOPMENT LLC  
PO BOX 2566  
Marc Rousso

**Tax ID**

1523059193

1523059035

**Contact:** LABRIE ERIC  
ESM CONSULTING ENGINEERS  
253-838-6113  
eric.labrie@esmcivil.com

**Category: Multi-Family****LUA06-133 / BREMERTON AVENUE TOWNHOMES****Status: APPROVED**

**Owner:** BLISS VIOLET F  
330 BREMERTON AV NE  
RENTON WA

**Planner:** Jill Ding

**Reviewer:** Juliana Fries

**LUA06-077 / THE LANDING FAIRFIELD APTS****Status: APPROVED****Submittal Date:** 06/22/2006**Acceptance Date:** 07/26/2006**Decision Date:** 09/05/2006**Associated Land Use Actions** Administrative Site Plan

**Address:** N OF FUTURE N 10TH ST BTW PARK & GARDEN  
1002 PARK AVE N

**Description:** Applicant is requesting Administrative Site Plan approval for the construction of a mixed use development consisting of 885 multi-family dwelling units and 15,000 square feet of commercial space within four 6-story buildings. The subject property is located within the Urban Center - North 1 (UC-N1) zoning designation and is within the Urban Center Design Overlay. The project area totals 7.83 acres in area and is currently vacant. The project was previously reviewed and approved under The Landing Master Plan (LUA05-136). Preliminary short plat approval has been granted on the subject property under (LUA06-068).

**Applicant:** FAIRFIELD RESIDENTIAL  
5510 MOREHOLESS DR. #200  
SAN DIEGO, CA  
214-369-0860

**Tax ID**

0886600020

**Contact:** TRIAD ASSOCIATES  
12112 115TH AVE NE  
KIRKLAND, WA  
425-881-8448

**Owner:** TRANSWESTERN HARVEST LAKESHORE LLC  
8214 WESTCHESTER DR #650  
DALLAS, TX  
858-626-8335

**Planner:** Jill Ding**Reviewer:** Jan Illian**LUA06-060 / LAKE PARK TOWNHOMES****Status: APPROVED**



**Category: Multi-Family****LUA06-060 / LAKE PARK TOWNHOMES****Status: APPROVED****Submittal Date:** 05/26/2006**Acceptance Date:** 06/27/2006**Decision Date:** 07/24/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 1750 LAKE WASHINGTON BLVD N

**Description:** The applicant proposes construction of six townhomes and a duplex on an 18,998 (0.44 acre) site in the RM-F zone. The zone allows 10 to 20 units/acre. The eight residential units would result in a density of 18.3 units/acre. The units range in size from 1,862 sf to 2,0041 sf. The 6 townhomes would be in a 124 ft.-long, 3-story building with garages below each unit along the east side of the building. The duplex would also be 3 stories. The site would be accessed from Lake Washington Blvd. via an access easement on the neighboring lot to the south.

**Applicant:** LAKE PARK VENTURE LLC  
2500 MINOR AVE  
SEATTLE, WA  
206-568-6795

**Tax ID**

3344500455

**Contact:** PB ELEMENTAL LLC  
1606 8TH AVE N  
SEATTLE, WA  
206-285-1464

**Owner:** LAKE PARK VENTURE LLC  
2500 MINOR AVE  
SEATTLE, WA  
206-568-6795

**Planner:** Valerie Kinast**Reviewer:** Arneta Henninger**LUA06-020 / KENNYDALE CAFE MIXED USE****Status: APPROVED****Submittal Date:** 02/28/2006**Acceptance Date:** 03/20/2006**Decision Date:** 04/18/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 1322 LAKE WASHINGTON BLVD N

**Description:** THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN APPROVAL AND ENVIRONMENTAL REVIEW FOR A 4-STORY MIXED-USE BUILDING WITH 4 TOWNHOUSE UNITS OVER A 3,528 SQ FT COMMERCIAL AREA AND PARKING GARAGE, AND A DETACHED FOUR CAR GARAGE. THE PROPOSAL INCLUDES GRADING ON STEEP (>40%) SLOPES WHICH HAVE PREVIOUSLY BEEN DETERMINED TO BE MAN-MADE.

**Applicant:** POOL MATT  
POOL BROTHERS CONSTRUCTION  
PO BOX 3023  
RENTON, WA  
253-405-3425

**Tax ID**

3344500005

**Category: Multi-Family****LUA06-020 / KENNYDALE CAFE MIXED USE****Status: APPROVED**

**Owner:** POOL BROTHERS CONSTRUCTION LLC  
1322 LAKE WASHINGTON BV N  
RENTON WA

**Planner:** Keri Weaver

**Reviewer:** Arneta Henninger

**LUA05-146 / Field's Townhomes****Status: APPROVED**

**Submittal Date:** 12/02/2005

**Acceptance Date:** 12/14/2005

**Decision Date:** 01/13/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Lot Line Adjustment, Administrative Site Plan

**Address:** 508 UNION AVE NE  
512 UNION AVE NE

**Description:** Site Development Plan Review for the construction of a 3 unit townhouse structure and a 4 unit townhouse structure on a site totalling 22,632 square feet in area. An existing single family residence and associated out building are proposed to be removed. The subject site is located within the Commercial Arterial (CA) zoning designation. Access to the site would be provided via a 28-foot access easement off of Union Avenue NE. No sensitive areas are mapped on the subject site.

**LLA DESCRIPTION:**

Lot Line Adjustment to remove the lot line between 508 and 512 Union Avenue NE and consolidate the two parcels into one parcel totaling 22,632 square feet in area. The subject site is located within the Commercial Arterial (CA) zoning designation.

**Applicant:** DAVIS MIKE & CHARLOTTE VANLANINGHAM  
DAVIS CONSULTING, INC.  
1201 MONSTER RD SW, STE 320  
RENTON, WA  
(425) 228-5959

**Tax ID**

1023059411

1023059114

**Contact:** VANLANINGHAM CHARLOTTE  
DAVIS CONSULTING, INC.  
1201 MONSTER ROAD SW, STE 320  
RENTON, WA  
(425) 228-5959 x 228

**Owner:** FIELDS TOM M+BRENNA M  
PO BOX 641  
RENTON WA

**Planner:** Jill Ding

**Reviewer:** Arneta Henninger

**Category: Multi-Family****LUA05-134 / RILEY SETBACK VARIANCES****Status: WITHDRAW****Submittal Date:** 10/31/2005**Decision Date:** 11/15/2005**Associated Land Use Actions** Administrative Variance,**Address:** 412 MILL AVE S

**Description:** APPLICANT IS REQUESTING A SETBACK VARIANCE TO ALLOW CONSTRUCTION OF A PITCHED ROOF ON AN EXISTING FLAT-ROOFED APARTMENT BUILDING THAT ALREADY ENCROACHES INTO CURRENTLY-REQUIRED FRONT AND SIDE YARD SETBACK AREAS (LEGAL NON-CONFORMING).

CODE SECTION 4-10-050B FOUND PERMITTING THIS CONSTRUCTION IN THE R-10 ZONE WITHOUT VARIANCE. APPLICATION WITHDRAWN. FEE REFUNDED.

**Applicant:** DESIGN ASSOCIATES INC  
18320 120TH AVE SE  
SNOHOMISH, WA  
425-299-2376

**Tax ID**

7231500310

**Owner:** RILEY DENNIS & CAROL  
9635 125TH PL SE  
RENTON, WA  
425-228-6186

**Planner:** Keri Weaver**Reviewer:** Kayren Kittrick**LUA05-043 / OLYNYK/FACTORY AVE N MIXED USE****Status: APPROVED****Submittal Date:** 04/04/2005**Acceptance Date:** 04/19/2005**Decision Date:** 06/07/2005**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

108 FACTORY AVE N

**Description:** 6,277 sf commercial, 3,859 sf residential and parking in one 3-story building

Site Plan Approval for the construction of a 10,136 square foot 3-story mixed use building on a 14,656 square foot parcel zoned Commercial Arterial (CA). An existing vacant building is currently located on the northwest corner of the site and is proposed to be removed. Ground floor area will be 2,418 square feet of retail space, second floor area will be 3,859 square feet of office space, and the third floor area will be 3,859 square feet and consist of 4 residential dwelling units. A parking modification was requested to reduce the number of required parking spaces from 28 parking spaces, to 26 parking spaces.

**Category: Multi-Family****LUA05-043 / OLYNYK/FACTORY AVE N MIXED USE****Status: APPROVED**

**Applicant:** JOHNSTON AL  
AL JOHNSTON DESIGNS  
6928 15TH AVE SE  
LACEY, WA  
360-458-4600

**Tax ID**

1352300955

**Owner:** OLYNCO DEVELOPMENT LLC  
1222 BRONSON WAY #100  
RENTON WA

**Owner:** OLYNYK STEVE  
1222 BRONSON WAY N  
RENTON, WA  
425-228-2824

**Planner:** Jill Ding

**Reviewer:** Arneta Henninger

**LUA05-023 / CAMPEN SPRINGS SIGN VARIANCE****Status: WITHDRAW****Submittal Date:** 02/24/2005**Acceptance Date:** 03/01/2005**Decision Date:** 11/01/2005**Associated Land Use Actions** Board of Adjustment Variance

**Address:** 4760 TALBOT RD S

**Description:** VARIANCE FROM SIGN CODE HEIGHT LIMITS TO ALLOW 12' TALL (APPROX) SIGN FOR RESIDENTIAL DEVELOPMENT. SIGN CODE LIMITS HEIGHT OF SUCH SIGNS TO 6'

The applicant is requesting a variance from the 6-foot height limit for residential development signs. The proposed sign is 11 feet 6 inches tall, which exceeds the permitted height limit by 5 feet 6 inches. The sign is located on the southeast corner of the intersection of the Campen Springs entry road and Talbot Road S.

**Applicant:** SCHNEIDER HOMES, INC.  
6510 SOUTHCENTER BLVD  
TUKWILLA, WA  
206-248-2471

**Tax ID**

8595100000

**Owner:** SCHNEIDER HOMES, INC.  
6510 SOUTHCENTER BLVD  
TUKWILLA, WA  
206-248-2471

**Planner:** Jill Ding

**Reviewer:** Kayren Kittrick

**Category: Multi-Family****LUA04-133 / PARKSIDE AT 95 BURNETT AVE****Status: APPROVED****Submittal Date:** 10/26/2004**Acceptance Date:** 11/03/2004**Decision Date:** 01/27/2005**Associated Land Use Actions** CUH , Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:** 95 BURNETT AVE S  
75 BURNETT AVE S**Description:** NEW CONSTRUCTION OF 106 UNIT APARTMENT BUILDING

The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Hearing Examiner Conditional Use approval for a 147,430 sq. ft. multi family residential development. The site is 0.83 acres in size and is relatively flat with no known critical areas. The project would include 106 dwelling units, indoor exercise room, common areas and service areas within six building levels including four residential, and two levels of structured parking of which one level would be below grade. Ten of the multi family units would be townhouse style and front directly onto Burnett Ave. So. The remaining multi family units would be setback from the street. The structured parking garage would include 181 parking stalls of which 46 would be tandem. The applicant is requesting a conditional use permit in order to increase the density above the maximum of the CD zone. The subject property is located within the Center Downtown (CD) zoning designation, Downtown Core and Urban Center Design Overlay District A.

**Applicant:** TSA ARCHITECTS, PLLC  
SMUTNY KENT  
50 116TH AVE SE, SUITE 201  
BELLEVUE, WA  
(425) 401-6828**Tax ID**

0007200073

0007200075

**Owner:** PARKSIDE AT 95-BURNETT LLC  
2256 38TH PL E  
SEATTLE WA**Planner:** Susan Fiala**LUA04-070 / MERRILL GARDENS****Status: APPROVED****Submittal Date:** 06/23/2004**Acceptance Date:** 06/29/2004**Decision Date:** 11/04/2004**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:** 104 BURNETT AVE S  
82 BURNETT AVE S  
88 BURNETT AVE S  
111 WILLIAMS AVE S**Description:** The applicant is requesting Site Plan Review and Environmental (SEPA) review to construct a new 155-unit senior retirement residence. The project would consist of two lower levels of parking (92 structured parking stalls) with four levels of residential units above. Access to the site is proposed from Burnett Avenue South and the public alley located east of the proposed building. Specifically, vehicular and pedestrian access is proposed from a looped drive off of Burnett Avenue South to the main entrance of the building. Vehicular access to the parking levels is proposed from a 15-foot wide alley located east of the building. The

**Category: Multi-Family****LUA04-070 / MERRILL GARDENS****Status: APPROVED**

applicant is proposing nine additional temporary parking stalls to be located north of the site in an adjoining lot. Project construction is planned to commence in early 2005 and be substantially completed by the end of that year.

**Applicant:** MERRILL GARDENS RENTON JVP LLC  
PO BOX 1018  
MERCER ISLAND, WA  
206-232-8330

**Contact:** CURTIS BEATTIE & ASSOCIATES  
3131 ELLIOT AVE #270  
SEATTLE, WA  
206-282-8512

**Owner:** MCLENDON HARDWARE INC  
715 LIND AVE S  
RENTON WA  
425-235-3555

**Owner:** TENESSEE GROUP LLC  
715 LIND AVE SW  
RENTON, WA  
425-235-3555

**Owner:** TENNESEE GROUP L.L.C.  
710 S 2ND ST  
RENTON WA

**Owner:** TENNESSEE GROUP L.L.C.  
710 S 2ND ST  
RENTON WA

**Owner:** TENNESSEE GROUP LLC  
710 S 2ND ST  
RENTON WA

**Planner:** Jason Jordan

**Reviewer:** Jan Illian

**Tax ID**

7231502030

0007200104

0007200154

0007200156

7231502120

**LUA04-061 / PAZOOKI TOWNHOUSES SHORT PLAT****Status: APPROVED****Submittal Date:** 06/10/2004**Acceptance Date:** 06/24/2004**Decision Date:** 09/20/2004

**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan, Short Plat  
Administrative

**Address:** 972 EDMONDS AVE NE

**Description:** 6 TOWNHOUSES ON 2 LOTS

An application to divide the existing parcel of 0.31-acres creating two lots each with 6,751.5 sq. ft. The intent of the applicant is to develop a 3-unit triplex on each lot with a shared 26-foot wide access easement. The site is zoned Residential Multi-Family Suburban Center with

**Category: Multi-Family****LUA04-061 / PAZOOKI TOWNHOUSES SHORT PLAT      Status: APPROVED**

an existing single-family residence to be removed. The proposal will require review for short plat, environmental (SEPA) review and site plan review.

**Applicant:** PAZOOKI SIAVOOSH  
14044 SE 44TH PL  
BELLEVUE, WA

**Tax ID**

0923059131

**Contact:** PAZOOKI OMIED  
3404 NE 6TH ST  
RENTON, WA  
206-229-7001

**Owner:** A3 INVESTMENTS LLC  
6100 SOUTHCENTER BLVD #250  
TUKWILA, WA  
206-229-2647

**Planner:** Nancy Weil

**Reviewer:** Mike Dotson

**LUA04-039 / CAMAS ESTATES SHORT PLAT      Status: RECORDED**

**Submittal Date:** 04/02/2004

**Acceptance Date:** 04/07/2004

**Decision Date:** 05/18/2004

**Associated Land Use Actions** Hearing Examiner Short Plat

**Address:** 1100 BLOCK OF CAMAS AVE NE

**Description:** 5-LOT SHORT PLAT FOR CONSTRUCTION OF 1 DUPLEX & 4 SF HOMES

The applicant is requesting Hearing Examiner Short Plat approval to create five lots on a 39,850 square foot property. The project site is located within the Residential - 10 (R-10) dwelling units per acre zoning designation and within the Residential Options Comprehensive Plan Land Use Designation area. Access to the site is proposed from Camas Avenue NE via a new 26-foot wide private street. The lots are proposed to range in size from 5,874 square feet to 9,548 square feet in size. Proposed Lot 1 would be utilized for a future duplex unit, while Lots 2 through 5 would contain single-family residences. Project construction is planned to commence this spring and be substantially completed by the end of this year.

**Applicant:** ARCARIUS HOMES LLC  
6947 COAL CREEK PKWY 257  
NEWCASTLE, WA  
OLSCHEFSKI, ELIZABETH A  
425-746-5471

**Tax ID**

0823059042

**Contact:** OLSCHEDFSKI BRAD  
ARCARIUS HOMES  
6947 COAL CREEK PARKWAY  
NEWCASTLE, WA  
206-794-5556

**Category: Multi-Family****LUA04-039 / CAMAS ESTATES SHORT PLAT****Status: RECORDED**

**Owner:** ARCARIUS HOMES LLC  
 6947 COAL CREEK PKWY 257  
 NEWCASTLE, WA  
 OLSCHEFSKI, ELIZABETH A  
 425-746-5471  
 BRAD OLSCHEFSKI

**Planner:** Jason Jordan

**LUA04-015 / BALES MIXED USE DEVELOPMENT****Status: APPROVED****Submittal Date:** 02/20/2004**Acceptance Date:** 03/01/2004**Decision Date:** 03/30/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 4525 NE 4TH ST  
 4605 NE 4TH ST  
 325 DUVALL AVE NE  
 301 DUVALL AVE NE

**Description:** 34 (later 35) TOWNHOUSES & 19,360 SQ FT OF COMMERCIAL

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the construction of four commercial buildings totaling (19,360 sq. ft.) and 10 multi-family buildings. The commercial component would include retail, restaurant, office and a small espresso building. Thirty four (34) townhouse and semi-attached units, a community building and common space are also proposed. The multi-parcel 4.37 acre site is zoned Center Suburban (CS) and currently contains two structures proposed to be removed. Access would be provided from both NE 4th St. and Duvall Ave. NE. Approximately 152 parking stalls, including surface and garage spaces, would be provided. The project also includes the installation of landscaping, a pedestrian walkway and necessary utility and street improvements. The original site plan approval was issued on 3-30-04.

On 10-25-04, an minor administrative amendment to relocate a drive through in the commercial area and to increase the building setback from NE 4th street was approved subsequent to the original approval.

On 4-8-05, an second amendment to change the community bldg to a 35th unit was approved as a minor administrative amendment subsequent to the original approval.

On 2/10/06 Dev. Svcs. Dir. issued extension new exp: 3/31/08

9-1-06 Schneider Homes purchases the property and requests a 3rd administrative modification for a "minor amendment" to alter only the residential portion of the amended site plan approval in order to increase the on-site parking and revise the residential building elevations. This amendment required 3 additional code modifications: : 1) A modification to have fourteen more parking stalls than are typically allowed by the parking code; 2) a modification to have several landscape areas less than the standard minimum of 5' in width; and 3) a modification to the refuse and recycling standards to have individual rather than communal refuse containers. These code modifications were approved on November 7,



**Category: Multi-Family****LUA04-015 / BALES MIXED USE DEVELOPMENT****Status: APPROVED**

2006. The 3rd minor amendment to the site plan was approved on November 14, 2006.

**Contact:** IVARY WAYNE  
IVARY & ASSOCIATES  
551 NE 65TH ST  
SEATTLE, WA  
206-525-8020

**Owner:** BALES LIMITED PARTNERSHIP  
P O BOX 3015  
RENTON WA

**Owner:** BALES G H ET AL #15765  
C/O EXECUTIVE HOUSE INC  
7517 GREENWOOD AV N  
SEATTLE WA

**Owner:** BALES GEORGE J

**Owner:** BALES KIM

**Owner:** BALES SELF STORAGE PARTNERS  
P O BOX 3015  
RENTON WA

**Planner:** Susan Fiala

**Tax ID**

1523059031  
1523059034  
1523059036  
1523059071  
1523059094

**LUA03-104 / ABERDEEN TOWNHOMES II****Status: APPROVED****Submittal Date:** 10/15/2003**Acceptance Date:** 10/31/2003**Decision Date:** 11/25/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 965 ABERDEEN AVE NE**Description:** 10 UNIT MULTI-FAMILY DEVELOPMENT

The applicant is requesting Administrative Site Plan Review and Environmental Review for the development of a 1.10 acre parcel with 10 townhouse residential units divided between two buildings. The site contains steep slopes and two reaches of the unnamed tributary to John's Creek. Access to the site will be from Aberdeen Avenue NE. Ten trees are proposed to be removed.

**Applicant:** THOMAS, STEVE  
TSA ARCHITECTS  
50 116TH AVENUE SE  
SUITE # 201  
BELLEVUE, WA  
425 401-6828

**Tax ID**

3119900075

**Category: Multi-Family****LUA03-104 / ABERDEEN TOWNHOMES II****Status: APPROVED**

**Contact:** THOMAS, STEVE  
TSA ARCHITECTS  
50 116TH AVENUE  
SUITE 204  
BELLEVUE, WA  
425 401-6828

**Owner:** DAHM, TED & SUZIE  
12708 195TH PLACE SE  
ISSAQUAH WA  
425 351-7198

**Planner:** Kirstina Catlin

**LUA03-070 / PACIFIC HEIGHTS ON SUNSET****Status: APPROVED****Submittal Date:** 07/21/2003**Acceptance Date:** 08/12/2003**Decision Date:** 09/04/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 825 SUNSET BLVD NE**Description:** 16-UNIT MULTI-FAMILY DEVELOPMENT

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Approval for the construction of a new 16 unit multi-family development. The buildings are clustered in three groups ranging from four to six units per cluster. The buildings have been designed to resemble similar three-story townhouse style developments. The development include 40 parking stalls as well as an emergency access connection with the existing multi-family project located directly south of the proposal. Both ingress and egress to the subject site is proposed from Sunset Boulevard NE.

**Applicant:** SOUND INVESTMENTS  
6425 152ND AVE NE  
REDMOND, WA  
425-869-1212

**Tax ID**

3119900035

**Owner:** MUNSON INVESTMENT CO  
807 LAKE S #303  
KIRKLAND WA  
425-828-0754

**Planner:** Jason Jordan**LUA03-066 / HARRINGTON SQUARE****Status: APPROVED**

**Category: Multi-Family****LUA03-066 / HARRINGTON SQUARE****Status: APPROVED****Submittal Date:** 07/10/2003**Acceptance Date:** 07/23/2003**Decision Date:** 03/08/2004**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:** 950 HARRINGTON AVE NE**Description:** MIXED USE COMMERCIAL/RESIDENTIAL PROJECT

The applicant is requesting Environmental (SEPA) Review and Hearing Examiner Site Plan approval for a 315,691 square foot residential and retail development. The two-parcel site is 2.72 acres in size and is relatively flat with no known sensitive or critical areas. The project would construct 210 multi-family dwelling units, retail space(s), indoor exercise areas, common areas and service areas within a four-story building plus underground parking. Approximately 313 parking stalls, including surface and underground structured spaces, would be provided. The applicant is requesting a modification to the front yard landscaped setback. The subject property is located within the Center Suburban (CS) zoning designation and the Suburban Centers Overlay District.

Hearing Examiners meeting scheduled for November 18, 2003.

Hearing Examiners decision issued on December 15, 2003.

Request for Reconsideration on December 30, 2003 by Lawrence Rude (Fire).

Review by Council's Planning and Development Committee March 4, 2004.

Hearing Examiner turned down the reconsideration request. January 12, 2004.

The new appeal date is January 26, 2004.

Site Plan Modification received - May 9, 2006

Scheduled for ERC - June 20, 2006

Scheduled for HEX - July 18, 2006

**Applicant:** PB ARCHITECTS  
303 BATTERY STREET  
SEATTLE, WA  
206-443-9790

**Tax ID**

7227801025

7227801024

**Contact:** SHREVE, MICHAEL  
PB ARCHITECTS  
206-443-9790 EXT 35

**Owner:** HARRINGTON SQUARE ASSOCIATES LLC  
2256 38TH PLACE EAST  
SEATTLE, WA  
206-322-1218

**Planner:** Susan Fiala

**LUA03-037 / CHILDREN'S VILLAGE****Status: APPROVED****Submittal Date:** 09/11/2003**Acceptance Date:** 10/10/2003**Decision Date:** 11/04/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 4514 NE 4TH ST  
450 BREMERTON AVE NE

**Category: Multi-Family****LUA03-037 / CHILDREN'S VILLAGE****Status: APPROVED****Description:** MIXED USE PROJECT WITH RESIDENTIAL AND OFFICE COMPONENTS

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for a mixed use development. Three buildings providing child day care, administrative offices, 11 residential units, outdoor play areas, parking and associated site improvements would be located on a 1.25 acre site. Construction is proposed to be phased. Forty-four surface, carport and garage parking spaces would be provided. Fill taken from the north portion of the site is proposed to be moved to two parcels located immediately adjacent to the south of the proposed development. The project is located within the Suburban Centers Residential Demonstration District B.

**Applicant:** STEVEN P. ELKINS ARCHITECTS  
11000 NE 33RD PLACE #101  
BELLEVUE, WA  
425-827-3252

**Tax ID**

1023059065  
1023059066

**Contact:** SWEENEY, DALE  
425-827-3252

**Owner:** VISION HOUSE  
PO BOX 2951  
RENTON, WA  
425-228-0560

**Planner:** Andrea Petzel